
REPORT FOR: CABINET

Date of Meeting:	24 May 2016
Subject:	Watkins House, Woodlands Road, HA1 2RS
Key Decision:	Yes
Responsible Officer:	Tom McCourt, Corporate Director of Community
Portfolio Holder:	Councillor Glen Hearnden, Portfolio Holder for Housing Councillor Keith Ferry, Portfolio Holder for Business, Planning and Regeneration Councillor Simon Brown, Portfolio Holder for Adults and Older People Councillor Sachin Shah, Portfolio Holder for Finance and Major Contracts
Exempt:	No
Decision subject to Call-in:	Yes
Wards affected:	Greenhill Ward and potential impact on older people in all Wards seeking specialist housing support accommodation for older people
Enclosures:	Appendix 1 - OS Land Plan for Watkins House and adjacent Council land occupied by "Sea Cadets" Appendix 2 – Equalities Impact Assessment

Section 1 – Summary and Recommendations

This report sets out housing options for the current HRA site at Watkins House – that contains an extra care/supported living scheme for older people - plus an adjacent General Fund site and recommends that further work is undertaken in relation to consultation with Residents plus their nominated Family members and Carers. The outcomes of resident consultation and a full business case will be reported to a later Cabinet to consider and make a final decision on the future of Watkins House.

Recommendations:

Cabinet is requested to:

- 1) Delegate authority to the Corporate Director of Community, following consultation with the Portfolio Holders for Housing and Employment, Finance and Commercialisation, Business, Planning and Regeneration and Adults and Older People - to undertake further and more detailed consultation with Residents, Family members and Carers, including the service of statutory proposal notices, and consultation with other interested parties, on the identified housing options for Watkins House.
- 2) Agree that a later Cabinet meeting considers a fuller business case for Watkins House taking account of the consultation responses.
- 3) Agree the continuation of the current Interim Management arrangements in the care services for Watkins House as detailed in the report.

Reason: The current accommodation at Watkins House is outdated and does not contain communal facilities that are reflective of modern design principles for accommodation of this nature. It is timely to consider a stock options agenda for the housing scheme. The views of the current secure tenants - the Residents - of Watkins House are vital to understand the potential implications of any stock option. It will be necessary to extend that consultation to nominated Family members and Carers due to the vulnerable position of some Residents through Age, Disability, and Health factors. Independent advocacy for Residents, Family members and Carers will be a feature of the consultation process. As part of this process, colleagues in Adult Services will support officers in identifying any mental capacity issues and ensuring that care needs are identified. The views of Residents, Family members and Carers will be taken into consideration in agreeing the preferred option for Watkins House at a later date.

Section 2 – Report

Introductory paragraph

The decisions being requested at Cabinet will support the key aims and Vision of the Council:

Build a Better Harrow – the decisions in this report may be viewed as a building block to better housing and ancillary services for older people at this central Harrow location. There is an opportunity to listen to Residents as older

people and their Family members and Carers on what changes may be considered at this site as improvements to housing and services.

Be more Business-like and Business Friendly – potential stock options will consider the role of external providers in any option where alternative sources of funding or specialist expertise may be available outside the Council.

Protect the Most Vulnerable & Support Families – the decisions being requested provide an opportunity to review housing and service stock options at this central Harrow site for older people and provide a platform for Residents (Families and Carers) to articulate a vision for housing and services at this extra care/supported living housing scheme that may be supported by the Council. Residents, Families and Carers will be supported by independent and specialist organisations through a consultative process.

Options considered

1) No change – this option would mean keeping the existing layout of the 43 bed-sit homes and communal areas as designed and continuing with essential capital improvements (as has been the case in the past) phased over a number of years. Improvements could be considered for internal and external areas. This option does not require decanting/transfer of Residents. The option will not tackle the current outdated scheme design, particularly as it retains the existing small bed-sit flats and would not meet many of the current principles for a modern housing scheme for older people.

2) Remodel housing and communal areas in a phased approach – this option may allow the reconfiguration of the existing flats to meet modern space standards and eventually new communal facilities on the site over a number of years. The current GF land adjacent to the site could be brought into this option to provide additional land capacity to assist remodelling and provide some additional new units. This option may be delivered without the decanting/transfer of Residents (although that position will need to be reviewed in greater detail) but is likely to require the Council to cease to grant new tenancies for a specified period of time. However this option is unlikely to maximise the development potential of the site as it will be constrained by the existing buildings and may not therefore deliver value for money.

3) Harrow Council seeks full redevelopment of the site and retains long-term nomination rights to the new homes – this option would involve the demolition and complete redevelopment of the site to provide a modern and fit for purpose new older persons housing scheme designed to HAPPI 2 Design principles for housing for older people (Housing our Ageing population: Plan for Implementation November 2012, All Party Parliamentary Group on Housing and Care for Older People). As the Council – through the Housing Revenue Account (HRA) - does not possess the capital funding to undertake a complete redevelopment of the site itself, this option is most likely to require the Council to secure a development partner to undertake, fund and rebuild new homes for older people built to current design standards. The integration of the current GF land adjacent to the site should be brought into this option to enhance the site's development potential and maximise the financial viability of this option. This option does require decanting/transfer of all Residents at least on a temporary basis

1. Background

- 1.1 Watkins House is an extra care/supported living housing scheme situated at the end of Woodlands Road HA1 2RS, and the land/property is held within the Housing Revenue Account. The scheme provides secure tenancies to residents who are able to access support and care services within the environment of extra care/supported living in a housing setting for older people. The site is designated as housing for older people and there is a title covenant on the land to ensure that housing for older people continues to be provided on the site. The scheme consists of 43 bed-sit units (plus one guest room) and provides a mix of housing support and personal care services to residents. Six of the 43 homes are currently void.
- 1.2 The overall service is provided through housing support staff and Adult care staff with a designated overall manager - a Care Manager. The residents are all older people and the majority have quite complex care needs as well as housing support requirements.
- 1.3 The current scheme is outdated, especially in the context of the bed-sit accommodation for this group of residents. Equally, more modern establishments provide an array of facilities and services that enhance the quality of life for older people – promoting personal independence and celebrating age.
- 1.4 Services to the residents have been provided from two sources:
 - Housing Support – assistance with documentation, appointments, and welfare-type services. These staff operate across a range of housing sites and services to residents at Watkins House only provide a relatively small margin of their overall work.
 - Personal Care – assistance with medication, bathing, dressing and mobility – this is provided through day and night care staff, with the majority providing care services through the day. There are also on site Laundry services provided through a Laundry Assistant plus two part-time Kitchen staff who provide lunches that are re-heated on the premises. All of these staff provide the totality of their services to Watkins House.
- 1.5 For some years, it has been evident that more complex cases involving housing support and personal care have been referred to Watkins House. This has caused, over a period, a sense that the housing scheme may need to be reconsidered given that the majority of residents need to have access to on-site care, including 24 hour care cover. In effect, this has meant an expanding number of referrals of residents with evident mental health capacity issues and the service must provide accredited standards commensurate to requirements of residents.

- 1.6 Equally, there have been other referrals with alcohol or other health problems – giving a lack of clarity to the overall remit of the scheme. In this overall context, the Council must ensure that training, operational standards, and services keep pace with the changing nature of the scheme to reflect a safe position on adult safeguarding and risk.
- 1.7 In January, the Harrow Adults Community Care Team agreed to temporarily take over the management of the Personal Care service for an agreed period of 6 months. The aim is to review and establish new standards in professional care at the scheme that reflect the reviewed basis of this service. Additional costs through increased resources are being met by Housing Services as the budget holder for the whole scheme. These additional costs are detailed in the Financial Implications section of the report.
- 1.8 Adults Services has submitted an application to formally register the service with the Care Quality Commission – CQC. This is being addressed with some urgency as the CQC has advised that this site requires a registration under the Health and Social Care Act 2008 to reflect the substance of the support and care being provided. It is recognised that temporary support from Adults services using their professional expertise is required to achieve a safer position and one that is recognised by the CQC. It is advocated that this position is maintained as a temporary measure, before a final decision is made on this site.
- 1.9 Officers on the Watkins House Project Board have considered three main options for the site and these are set out in this report. To make best utilisation of the site, it is also proposed that the general fund land that is adjacent to Watkins House be incorporated into the site when considering two of the three options.
- 1.10 There is a piece of land owned by the Council that adjacent to Watkins House and is currently leased to the Sea Cadets from November 1993 although the Lease ended in 2007. The Lease was within the 1954 Act and the Tenant is still “holding over” – no lease renewal has been granted. The Tenant is only using the premises for storage. It would benefit the project if that land could be gained to extend the footprint of the potential stock options for Watkins House. The OS map in Appendix 1 details the land perimeter sites for both Watkins House and the GF land currently occupied by the Sea Cadets. Initial discussions with the Sea Cadets regarding this land have confirmed they now only use the site for storage and are amenable to a voluntary surrender of the lease. A Site Constraints Report for this GF land and the HRA Land for Watkins House has stated that the Council is not constrained in the ability for the HRA and GF land to be developed with new housing for older people. A section 25 Notice has been served upon the Tenant giving a contractual termination date of August 2016 to protect the Council’s interest but as noted above a voluntary surrender of the land is expected.

2. Current situation

- 2.1 From the 4 January 2016, the lead on site management of the scheme for the Care element, for six months, has passed to Adults Services in recognition of the level of professional expertise that is required at the location. It is noted that professional Care Standards need to be improved and an action plan has been developed by Interim Management at the location. This has involved additional unplanned expenditure in 2015/16 and will require some additional expenditure being carried forward into 2016/2017 and potentially subsequent financial years until a final decision can be made on the site. The Financial Implications sets out the need for any potential requirements past that six month initial temporary position.
- 2.2 A decision on the registration application is awaited and it is noted that there is the potential for an Inspection by the CQC at the scheme location.

3. Why a change is needed

- 3.1 The Council needs to consider the long term future for the site. It is clear that the physical standards of the accommodation are not up to modern standards both in the layout of the individual rooms – all 43 Bed-sits – or in the standard of communal areas. Continuing with the existing service that is geared towards residents with complex support and care needs in this setting, provides a level of risk to the Council, and is not in the medium to long term interests of current residents or residents in future years. The risk position is highlighted in the risk implications of this report.
- 3.2 A clear strategy for the service provision and modernisation is required that should look ahead taking into account the needs of current and future generations who need access to this type of service.
- 3.3 The Harrow Housing Strategy 2013 – 2018 was agreed by the Council in 2013 and represents the strategic housing agenda for the Council over that 5-year period. Under “key facts about Harrow” – the Strategy comments that:

“There is a need for supported housing to meet the needs of vulnerable people, including a range of sheltered/ extra care housing (as an alternative to residential care and to meet the needs of people with dementia) and supported accommodation to meet the needs of people with learning disabilities and mental health needs. This will be predominantly in the social housing sector. Interest from private housing providers in coming to Harrow with targeted housing offers is nevertheless thought to provide opportunities within this area in the future as an alternative way of meeting demand.”

- 3.4 In November 2005 Cabinet approved recommendations arising from an Older Persons Housing Review which included the need to develop more modern enhanced and extra care housing solutions to meet the increasing demand for suitable older persons housing in the borough.

4. Implications of the Recommendations

- 4.1 The next stage is for more detailed consultation to take place with residents, their families and carers on all three options including the emerging preferred option for a comprehensive redevelopment of the site. The views of affected persons can then be taken into account for the purposes of a fuller business case on the stock options for Watkins House. This can be carried out in conjunction with more detailed consultation and engagement activities. In any future report to Cabinet, members can consider the views and representations from residents, families and carers, as well as other interested parties.

4.2 Resources, costs

- 4.2.1 To enable safe services to the commensurate level of quality assurance and standards as set by the CQC, the Council has had to increase staffing levels at the scheme which is resulting in increased expenditure, thus creating pressure on the General Fund budget position from January 2016, and expected to continue for the foreseeable future until the final option has been determined and implemented. The future cost of operating the scheme would depend on the option selected to take forward.

4.3 Staffing/workforce

- 4.3.1 In Option 3, the main staffing impact would be felt by Care Staff whose main place of work is at Watkins House. Consultation with Trade Unions and Staff has taken place in relation to the Recommendations working through a prepared Consultation Pack. If Option 3 was eventually adopted, it is considered that further and more detailed discussions/negotiations with Staff/Trade Unions would be required.
- 4.3.2 The impact on Housing Support staff is considered to be minimal at this point as these staff work across a range of housing sites and the potential exclusion of Watkins House from their workload would have no employment impact although it should be noted that the formal position on this would be reserved until a later date and if approval to any of the options was gained.

4.4 Consultation

- 4.4.1 The Watkins House Project Board and has identified three separate consultation strands that are required:
- Residents, Families, and Carers
 - Staff and Trade Unions
 - Ward Councillors

- 4.4.2 In addition, there will be engagement with near neighbours in Woodlands Road and Elmgrove Road to ensure they are kept informed of proposals, although local residents will be consulted on any proposed development as part of the statutory planning process – if that was required under any option.
- 4.4.3 Consultation with Residents, Family members and Carers is a fundamental element of the proposals for Watkins House. There has been some preliminary consultation with Residents, Carers and Family Members and further consultation is planned based on the three options in this report. The consultation should be commensurate and fit for purpose in the context of the residents at Watkins House taking into consideration their age, health and capacity to give views that must be recorded and fed back to the decision maker. Officers have been working with colleagues in the communications team to ensure that information is provided to residents to allow them to understand the proposal and the potential impact on them. Residents will have access to independent advisory/advocacy services to assist them in the consultation process. Residents will be able to present alternative options should they wish. The outcome of the consultation at this stage will be presented to Cabinet in a follow-up report on Watkins House.

4.5 Performance Issues

- 4.5.1 This report details the involvement of the Care Quality Commission (CQC) in terms of registration of the site with the CQC and the Standards that need to be met in the operation of the site recognising the type of housing & care that is being provided. The report also notes the implication of a possible inspection of the site/service based on an eventual registration award.
- 4.5.2 A safe and secure environment to standards acceptable to the CQC as the Regulating Body has to be gained in the short term irrespective of the recommendations in the report.

4.6 Environmental Implications

- 4.6.1 If the recommendations in the report proceed, there will be an opportunity through all three options to improve sustainability and energy efficiency. This will be most enhanced in option 3 but will be very limited in option 2 and most limited in option 1. As well as thermal improvements, other environmental improvements that could be considered include provision of green roofs; solar energy; thermal hot water systems. This contributes to a reduction in Fuel Poverty. To meet the target for use of renewable resources and resulting reduction in CO2 emissions – other factors to be considered include: improved biodiversity as a result of increased tree planting and landscaped communal open spaces; plus provision of sustainable urban drainage systems.

4.7 Harrow Regeneration Unit Watkins House Design Guidance

- 4.7.1 Preliminary work on option 3 for the site has identified that a new development with an improved building layout will maximise the potential of the site to increase existing unit numbers and improve on the provision of communal space. The site is in Harrow Housing Zone so is of interest to the GLA whose recent report on old age housing (MDAG, Ageing London, 2016) identified a need for better quality design. An exemplary quality scheme will make a substantial improvement to Harrow town centre as well as to the everyday lives of residents of Watkins House.

5. Risk Management Implications

- 5.1 The Watkins House Project Board has a risk framework that contains four risk types as noted below, and at 18 April 2016 from a total of 14 identified risks 5 were identified as red and the rest as amber.

RAG status – Probability x Impact

GREEN 1-5 AMBER 5-10 RED 11-25

Risk Analysis Version 9 Phase 1 at 18 04 16

Risk Types

A. Governance	4 Risks -	4 Amber
B Compliance & Standards	4 Risks -	2 Red 2 Amber
C Financial	3 Risks -	3 Red
D Operational	3 Risks -	3 Amber

- 5.2 Watkins House is also included on the Housing Departmental Risk Register, the Adults Risk Register, and the Corporate Risk Register. These risks reflect the operational position on a) Safeguarding b) Compliance with CQC c) Management capacity and professional expertise to meet a) and b) offering Residents a safe and assured living environment. In addition, the red risks on both the Departmental and Corporate Risk Registers take account of the potential for adverse reputational damage to the Council should there be impacts from a) b) and c) above. The Risk Analysis is reviewed at each meeting of the Watkins House Project Board and this Project Board meets on average every two weeks. Changes to the Risk profile are noted within each Risk analysis and for Audit purposes a record of each Risk Analysis that is produced is kept.
- 5.3 Risks have been identified as arising from potential threats to project objectives as well as possible failures to reach project objectives and strategic opportunities that are being presented from the project format.
- 5.4 There are risks in moving forwards with any of the three options that have been set out in this report. .
- 5.5 The site is potentially open to Inspection by CQC and that raises a risk profile for the Council in terms of adverse comment and damage to reputation, *if* parts of the service were judged to be poor and unfit for purpose.

- 5.6 The position of the Watkins House Project Board – is to mitigate both of the major twin Risks by a) adoption of a coherent strategic agenda for Cabinet to consider b) interim management arrangements using professional expertise in Adults Services to assess the current position – working towards a safe position that would be in harmony with the standards of the CQC.

6. Legal Implications

- 6.1 All of the residents in Watkins House are secure tenants and have rights available to them to continue their tenancies. If option 2 or 3 was ultimately agreed, there are limited rights within the Housing Act 1985 to gain possession of a secure tenancy. One of the grounds relates to the disposal and redevelopment of a site. In order to gain possession of a secure tenancy for the purposes of disposal and re-development, the Council is required to carry out consultation with tenants, including serving a statutory notice of proposals, giving tenants a minimum of 28 days to make representations. It is proposed that as part of its consultation process, the Council serves the statutory notice setting out the broad options. This will allow tenants to make formal representations and for these to be fed back to Cabinet in any future report. The Council is involving families and carers as appropriate and is also intending to use the services of relevant charities to ensure that tenants have access to appropriate advocacy services to enable them to express their views.
- 6.2 If following consideration of the consultation responses, the Council decides to pursue an option of disposal and redevelopment, it will be necessary to apply to the Secretary of State for consent. In order to gain possession of a secure tenancy on the grounds of redevelopment, the Council would have to demonstrate that it had offered “suitable alternative accommodation” within the provisions of the Housing act 1985. Tenants can also choose to move on a voluntary basis, without the need for possession proceedings. In this case, if the approved option required a decant transfer; the Council would seek to conclude all moves on a voluntary basis, if at all possible, without the need for possession proceedings. If the Council made a decision to dispose of the site for redevelopment, the Council has duties and powers to make payments to compensate residents for the loss of their home. The Council would be permitted to make these payments available to all residents regardless of whether they moved on a voluntary basis or via a statutory route.
- 6.3 Apart from Secure Tenants, there are no other tenancy types or Leaseholders on the HRA Watkins House site. The GF Land site is currently occupied by “Sea Cadets”.
- 6.4 Consultation must meet the common law standards and the results must be taken into account by the decision maker. In view of the age and health needs of the Tenants, the Council will need to consider whether each Tenant has the mental capacity to make decisions and respond to consultation. Adult services are working closely with

housing colleagues and will carry out capacity assessments as required. Nominated Carers and Family members will be brought into the consultation process in individual cases as required.

6.5 If the Council decides to dispose of the land for redevelopment – as per option 3, before giving consent, the Secretary of State will want to consider the effect of the scheme on the neighbourhood, the timescales for the development, the nature of housing to be provided and the consultation responses. The Council should carry out preliminary work to identify the housing options for the development and the potential timescales for development.

6.6 Under Option 3, the Council is able to offer a “Right to return” to the new properties after the build has been completed for those tenants who seek to exercise that option.

6.6.1 The Disposal of HRA Land – under option 3

If the Council decided to dispose of Watkins House for redevelopment, it would be required to comply with Sections 32 of the Housing Act 1985 as the land is currently held for housing purposes. Such sales should normally be at market value. As Watkins House is held by the Council for housing purposes, the disposal will require the consent of the Secretary of State if the land is sold at less than best value, and if that sale results in any secure tenant becoming the tenant of a private landlord.

6.6.2 The Disposal of General Fund Land – as per options 2 and 3

If the Council proceeds with option 2 or 3, the sale of the Council land currently occupied by “Sea Cadets” should proceed at market value and the sale be designated for the purposes of housing for older people. The requirements of s 123 of the LGA 1972 will need to be met in so far as best value should be obtained for the sale subject to the statutory exceptions. The Council will need to obtain specific consent from the Secretary of State. Further and more detail legal implications on the land and procurement arrangements of any disposal option will be considered in future reports as appropriate.

6.7 Care Act 2014

6.7.1 The Care Act aims to achieve clearer, fairer care and support, with an emphasis on promoting wellbeing – physical, mental and emotional – of both the person needing care and their carer, and on prevention and delay of the need for care and support. It aims to put people in control of their care.

6.7.2 There is a new emphasis on wellbeing, and a new statutory principle of individual wellbeing underpins the Act, and is the driving force behind care and support. There is a new national eligibility criteria established. There are duties introduced in respect of prevention of need and integration of services.

6.7.3 In respect of prevention, local authorities (and their partners in health, housing, welfare and employment services) must now take steps to prevent, reduce or delay the need for care and support for all local people. In terms of integration, the Act includes a statutory requirement for local authorities to collaborate, cooperate and integrate with other public authorities e.g. health and housing.

7. Financial Implications

7.1 Watkins House is owned by the Council as part of its housing stock, so is an asset of the Housing Revenue Account, and the costs of the non-care elements of the provision of this facility (landlord functions), as well as the rental and service charge income attributable to the 43 units of accommodation are correctly accounted for within the HRA. That said, it is not a simple task to separately identify a set of costs specifically relating to Watkins House as they are contained within the overall cost of the Sheltered Housing service. The income from these properties is, however, separately identifiable, and is estimated as being in the region of £245,000 for 2016/17.

7.2 The cost of providing care services to the residents of Watkins House cannot be charged to the HRA because of the ring fence arrangements, which specify what costs and income can be accounted for within the HRA, and specifically excludes costs other than those related to the provision of a "landlord service". The cost of providing care services, which largely relates to the staff employed to provide those services, therefore falls on the Council's General Fund, and the net cost to the General Fund is budgeted at £470,000 for 2016/17.

7.3 In addition to this amount, for the reasons outlined in the body of the report, it has been necessary to put in place enhanced management and care arrangements to ensure that care needs of the scheme and residents are met appropriately and effectively. These arrangements commenced in January 2016 and were originally intended to be a six month temporary arrangement, spanning 2015/16 and 2016/17.

7.4 Based on the six month period the additional temporary costs are set out below.

- Registered Manager (6 months only) £22,500
- Interim care manager to review the 26 residents (4 months) at £300 per day - £24,000 – this is a one-off cost
- Team leader (6 months only) £19,000
- Shift leader X 2 (6 months only) £34,000.

7.5 In total these costs amount to £99,500 for the 6 month period, with the costs assumed to be split evenly between the two financial years.

7.6 Given the length of time required for the consultation process and for the next stage of decision-making, it is likely that there will be a need for the temporary support arrangements to extend beyond the end of

the six month period originally envisaged, subject to agreement with Adults Services. Excluding the one-off costs of the assessment process, there would potentially be an ongoing cost equating to £150,000 per annum in addition to the existing level of budget, meaning an overall cost to the General Fund in the region of £620,000.

- 7.7 In the medium term financial strategy, the options review of Watkins House was estimated to be able to deliver savings of savings of £100,000 in 2017-18 and a further £100,000 in 2018-19 from an assumed cessation of care services. As indicated in the body of the report, a consultation process is required to be undertaken before any decisions can be made on the future of Watkins House, and it is clear that the additional budget provision outlined above will continue to be required until the preferred option has been implemented. At this stage we cannot second-guess the outcome of the consultation process, and so cannot make any estimate of the cost of service provision post-implementation of the preferred option. The subsequent report to Cabinet mentioned in the recommendations will contain a business case in respect of any proposed changes to the service following the outcome of the consultation process, and it is the intention that the business case would set out the financial implications of the proposed way forward.

8. Equalities implications / Public Sector Equality Duty

- 8.1 An interim Equalities Impact Assessment has been undertaken and this is attached as Appendix 2 to this report. There are potential adverse impacts on Age and Disability for Residents as “protected characteristics” under option 3. Option 3 contains the greatest potential for adverse impact but even option 2 may require some transfers – even on a temporary basis. The EqIA will be kept under review and updated to reflect the consultation results.
- 8.2 The nature of the adverse impact is due to the options in the report that would require Residents/Tenants to move from Watkins House to enable better housing /facilities to be constructed (option 2) or new housing to be built on the site – option 3. Given that Residents as Tenants are housed in Watkins House due to Age and in some cases Disability, the requirement to move is noted as an adverse impact on their lives.
- 8.3 Consultation with Residents (plus Carers and Family support members) has started and is ongoing. If Cabinet approves the recommendations in this report, the results of consultation will be reported back within the next Cabinet report.
- 8.4 Mitigating measures can be undertaken on any of the three options as set out but it should be stated that option 3 requires an extensive approach to be brought to bear on mitigation measures. Option 1 – if preferred – requires the least and minimal impact on Residents.

9. Council Priorities

9.1 The Council's vision:

Working Together to Make a Difference for Harrow

- **Making a difference for the vulnerable**
This report fundamentally addresses a core service for vulnerable residents in Harrow although we should assert that not all older people are deemed to be vulnerable or would accept the notion of vulnerability.
- **Making a difference for communities**
Population trends show that provision of specialist housing for older people will require additional capacity of some margin – the data is relatively consistent for London, England and the UK although spatial variations on income, employment, and other factors are noted. The Office for National Statistics (ONS) predicts that about one-third of babies born in 2013 are projected to live to 100 years; and 8% of men and 14% of women aged 65 in 2013 are projected to live to 100 years. Living longer has introduced new thinking and concepts in celebrating age but with increasing age, it is clear that a proportion of older people will require support and care packages that flex with their age and health conditions. Specialist housing for older people will be part of the offer to older people in each community and Harrow has an opportunity here to address locational services for older people that will make a significant difference to all communities in the borough.
- **Making a difference for local businesses**
The Council recognises that a role for local businesses relates to services and funding streams where the Council is not able to support financial strategic development of services. Partnership development with a local service provider is a potential part of this recommendation.
- **Making a difference for families**
Harrow has an opportunity to review housing options for older people with a potential wider benefit to families over and above those families who may benefit from the housing scheme.

Section 3 - Statutory Officer Clearance

Name: Dave Roberts	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 10 May 2016		
Name: Sarah Wilson	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 10 May 2016		

Ward Councillors notified:	YES
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EqIA carried out:	YES
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EqIA cleared by:	Dave Corby, Community
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Section 4 - Contact Details and Background Papers

Contact:

Alison Pegg
Head of Housing Regeneration
Housing Services
Community
Tel 020 8424 1933
alison.pegg@harrow.gov.uk

Background Papers:

HAPPI 2, Housing our Ageing Population: Plan for Implementation Nov 2012
All Party Parliamentary Group on Housing and Care for Older People
http://www.housinglin.org.uk/_library/Resources/Housing/Support_materials/Other_reports_and_guidance/Housing_our_Ageing_Population_Plan_for_Implementation.pdf

Call-In Waived by the Chairman of Overview and Scrutiny Committee	NOT APPLICABLE <i>[Call-in applies]</i>
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